

TOWN OF WILTON
SELECT BOARD MEETING
 WILTON TOWN HALL COURTROOM

DATE: Monday, February 28, 2022
 TIME: 6:00 PM
 PRESENT: Chairwoman Kellie-Sue Boissonnault, Selectman Kermit R. Williams, Selectman Matthew S. Fish,
 Town Administrator Nick Germain, Deputy Town Administrator Janice Pack

Chairwoman Boissonnault opened the regular Meeting. A roll call was taken and it was noted that Selectman Fish was going to be about 15 minutes late. All recited the Pledge of Allegiance.

NEW BUSINESS:

~~SEWER ASK FOR FURTHER ARPA MONIES~~ — Joanna Eckstrom & Linda Jennings *tabled to next meeting*

RESERVOIR & RECREATIONAL USE IMMUNITY & PARKING – Jennifer Beck – Ms. Beck is representing the Conservation Commission tonight. The Sand Hill Reservoir Committee has been making some progress and one question they settled is Who Owns the Water? They found out that they could put additional restrictions on the water, something like fuel-powered watercraft prohibited. She has spoken to PRIMEX who said they should not restrict public access to the property itself, but they could restrict parking in the new parking lot to Wilton residents only. She worries that if they don't put restrictions on the parking area, it will be overrun with people who want to go to Garwin Falls. She thinks it should be for Wilton residents and landowners, and perhaps Wilton tenants as well. She is suggesting that the Conservation Commission logo is printed on a sticker that can go on windshields. This could be distributed by the Town Clerk/Tax Collector's office staff along with an informational packet. She asked what the Police Department might need to prosecute offenders. Selectman Williams said they need a process by which the stickers could be distributed, and asked for a written process that the Board can agree to. Selectman Williams said as far as tenants go, they would be Wilton residents, possibly having an electric bill which shows a Wilton address. Ms. Beck will talk this over with Jane Farrell.

She asked about the No Parking Ordinance; does it need to be extended to the Parking Lot so that offenders could be towed? Chairwoman Boissonnault thought there was a clause already in our Parking Ordinance that might apply, but Selectman Williams said we will need to modify the No Parking Ordinance. We need to have a Public Hearing and then the Select Board can vote on that. Ms. Beck will talk to Lt. Frechette about this. She will also check with Chief Olesen to see what else he might need in order to be able to ticket a vehicle. Selectman Williams said if someone is a Wilton resident but doesn't have a sticker, should we assume that the ticket would get dismissed? Mr. Germain said it should be based on having a sticker. Selectman Williams said it will be based on what the ordinance calls for. If the ordinance states that you must have a sticker, then you must have a sticker.

Ms. Beck had put in a request that the proceeds from the Timber Logging at the Reservoir be earmarked for the DPW to use for materials for the Sand Hill Reservoir, or go toward the signage that needs to be put up, or given to the Conservation Commission to be used for trails, etc. Selectman Williams said we'll need to wait until after Town Meeting to figure this out.

PUBLIC COMMENTS:

David Boissonnault emailed in and said we need to include Lyndeborough residents at the Sand Hill Reservoir, too.

Tom Schultz said this is becoming way too complicated with stickers, law enforcement for parking, etc. If you're going to restrict parking, you need to give them a place to park. Otherwise, they'll park on the side of the road and the emergency services won't be able to get by. Lyndeborough shares Goss Park with us, and a school, but we won't let them swim with us? You'll go through the expense and extra work for a gravel parking lot in the middle of nowhere?

Ralph Buschmann said he has driven around to many local swimming areas that the towns restrict to their own residents and its noted on the bottom of the signs that it will be enforced by the Police Department.

Christine Keller said that the logging came out pretty good; she hasn't been down to see the peninsula yet. She is concerned about the maintenance afterwards. Her concern with the stickers is that to exclude Lyndeborough wouldn't be a good idea as they are a big part of our community. Also, Andy's Playhouse brings in out of town people, and High Mowing has parents who come in on the weekends. Maybe temporary passes could be given out?

Mr. Robert Stellato said he is here representing 127 other Veterans in our town. He asked this Board to increase the tax benefits that are offered to Veterans and on October 18th the Board did offer to increase the Veterans Credit from \$350 to \$750. Now he feels he's been minimized, as he has found out that credit was minimized to \$500. He is upset that the Select Board has reneged on their offer. Chairwoman Boissonnault explained how the process works. The Board does want to ensure that the credit increase passes, but this is something that the residents need to vote on. She encouraged him to come to the Town Meeting and make an amendment on the floor. She explained that when credits were offered, the deficit was then divided amongst the other taxpayers to pay the full amount of taxes owed.

Mr. Germain said the difference in assessments for the 143 Veterans for the amount set at \$750 versus \$500 would be an additional \$35,750 cost to the town.

Felice Fullam asked for clarification. Now that the peninsula has had the red pine cut, the parking area is enlarged. How do we let people know when and where to park? With 14 parking spots and a population of over 1000 people in Wilton alone who would apply and legitimately get a parking sticker, how do we determine where they will park? There won't be lines in the parking lot as it will be gravel. Chairwoman Boissonnault said we don't have all of the details figured out yet, but her opinion is that it will be first come/first served. Right now, we're in the preliminary stages of figuring this out.

Ms. Beck said there is a very large landing area and only part of it will be used for parking as it's actually a turtle breeding area. She has purchased trees from the state which will be planted, too, as a visual barrier. When we did the survey regarding the parking lot, the majority of people wanted it to be for Wilton residents only. Ms. Fullam said in reading the Conservation Commission's minutes, she noted that Ms. Beck has purchased trees and shrubs. Ms. Beck said she did donate them. Ms. Fullam asked who authorized that, as it became a big deal when someone put a bench in at the beach. Can she just buy wildflower seeds and plant them where she thinks they should be? Ms. Beck said that might be appropriate at some point, and suggested that Ms. Fullam come to the Conservation Commission meeting tomorrow night. Ms. Fullam said she is just looking for transparency and would like to see a written plan.

Richard Kahn is here to talk about the logging that it is going on by his house. The developer has a history with the town. He has a proposal before the Planning Board but in the meantime, he's cutting down trees like crazy. There are lots of rules and regulations; he wants to be sure they are being followed. Mr. Kahn said he had a conversation with the loggers who said they are being asked to do things that they do not feel are best practices. He has no confidence that the person who is doing this is doing it for any reason but greed. Chairwoman Boissonnault said our Building Inspector is watching things and this Board has been in touch with our Legal Counsel. She assured him that our eyes are on this. Mr. Germain said if anyone has pictures or concerns, please share them with him.

Deb Mortvedt said March 10th is when you can come to Town Meeting and you can be the legislators. If there is a Veteran who needs a ride, give her a call so she can make sure that their voices are heard.

Sharon Blackburn who also lives on Barrett Hill Road said that right across from her mailbox they have clear cut a wide swath all the way down to the gravel pit; they didn't leave any buffer at all. It looks like it is cleared all the way down to Lots 2 and 3 to where there will be a shared driveway. They started this morning before dawn, and at 5:20 PM they were still working. If we wait for the State to respond, they'll be done and gone. When she asked if he was going to leave 20% of the trees, he said while that would be good forestry practice, that isn't what the owner has directed him to do.

Selectman Fish said the logging company, Hardwick, is a very reputable company and they have not exceeded State Forestry Laws. He does have concerns about the Watershed regulations. Logging is very emotional; the issue of trees being cut down is very emotional. He feels we need to step back a little bit as he does not feel they have committed any violations of the State Forestry regulations. Mr. Kahn clarified that they don't have a problem with the loggers, just with the developer.

PHONE CALL WITH ASSESSOR TODD HAYWOOD – The Select Board called Mr. Haywood to discuss some concerns. Selectman Williams said he had sent Mr. Haywood 2 emails; the first about commercial properties in town and the second mostly about classifications in town. Regarding the commercial properties, it first came up when they saw the bank property drop significantly in value which was different from almost any other piece of property in town. All of the properties on Main Street went up with the exception of one or two properties. Mr. Haywood asked if it were possible that the bank was over-assessed before. The net cost per square foot of the bank is about \$120 per square foot. There's no drive-up window or anything. There aren't a lot of sales on Main Street but the new net value does coincide with other sales on Main Street. He was hoping not to have one building on Main Street which is attached to all of the other buildings on Main Street much higher than the others.

Selectman Williams said there has been no change of use on that building; it's still owned by a bank and considered a bank. Other properties on Main Street, such as Joan Lemire's building, went up in value. Other properties recently sold also went up in value. He thinks we need consistency in how we do this. Mr. Haywood said market value as of April 1, 2021 Main Street values are more consistent. He doesn't control the market, he just reacts to it. If you look at the building values, there is a fairly narrow range. This CAMA software (computer assisted map appraisal) does all of the work; this same model has been calibrated 4 times. We have had more sales of commercial properties this time around than the previous time. Selectman Williams said it seems like the problem we have is doing it the same way for all of the properties. It's hard to base it on sales when not every piece of property sells every 5 years. Selectman Williams asked about the Label Art complex which has been on the market for more than a year for 1.9 million dollars; the assessment on that property is almost twice that. Similar properties like the Roedel's mill went up about 30%. He doesn't know why the Label Art complex went up so much more. Mr. Haywood said 30% seemed to be consistent, it could be the difference between light industrial and heavy industrial. The building across from the Police Station isn't really industrial; its hard to classify these buildings. Chairwoman Boissonnault said in the correspondence Mr. Haywood said that the assessment is largely based on the income producing ability for commercial property. Mr. Haywood said we've had very little success in getting that information from the property owners; there is no law that requires the owners to provide this. Because we cannot get the data, we are not able to assess the properties this way. Mr. Haywood disagrees that there is a lack of consistency, but did say that we should perhaps be sure they are coded correctly.

Selectman Williams asked about the classifications in Vision that our Land Use Administrator Michele Decoteau had questions on. She said its really hard to do what she needs to do based on the data in Vision. For instance, there are well over 1000 single family homes, but then there are a number with a different code. Mr. Haywood said he's been trying to make them all code 1010; these codes have been used for many years. Selectman Williams said Ms. Decoteau found a lot of other unusual inconsistencies in Vision. She told him that she spent hours on the phone with Vision in order to construct the queries to make her reports. Selectman Williams feels there are a lot of issues with the data in Vision. We need to have some kind of a "style guide" to be sure that things are coded correctly. Also, there seem to be things like homes that have been built in the past year that are not classified correctly – like classified as Vacant Land rather than having a house. Mr. Haywood said he doesn't think that the database Ms. Decoteau is using is up to date. He remoted into the database this weekend and did not find the same information Ms. Decoteau did. Mr. Haywood said perhaps she's using the old version of Vision. Mr. Haywood gave more details on running queries and codes. Selectman Williams will confirm with Ms. Decoteau what form of Vision she is using; Mr. Haywood said she should be using Vision CAMA. Selectman Williams would like to see the Town of Wilton have a limited set of Land Use Codes; it is important to make the database useful. Mr. Haywood agreed.

Chairwoman Boissonnault said let's try and start rectifying some of the coding and making it more consistent. *The call ended at 7:28 PM.*

PLANNING BOARD REVIEW FORM – Chairwoman Boissonnault noted that this Board has received a lot of input tonight. Selectman Fish said he is concerned and feels it is, in fact, in the watershed district despite what is on the plan. He is concerned that there are several potential violations of the watershed buffer. He will not prejudge anything, but water does not flow uphill. Chairwoman Boissonnault said she is concerned that some of the trees have been removed. Selectman Williams said having looked at the proposed plan, it seems like there is a difference between how the plan is supposed to work (2 acres of dry contiguous land); looking at the proposed subdivision, they aren't putting the house there, they are putting it somewhere else. It seems as though the plan as its been laid out is not necessarily following the intent of our rules as far as how subdivisions are created. The landing spot for the house is one example.

OLD BUSINESS:

UPDATE ON COVID19 AND MASK MANDATE - Mr. Germain said there has been quite a bit of change at the State level and in the Governor's Office. The Land Use Boards have requested to be able to continue to require masks at their meetings as some of the members have concerns that they are vulnerable; the perception of risk is still there. Chairwoman Boissonnault said as the Governor has lifted the mask mandate, we can continue to review this but she suggested we keep it the way it is at least until after Voting and Town Meeting. Then we can re-evaluate it.

Chairwoman Boissonnault read the email from Jackie Kahle who is resigning her position as Treasurer of the Heritage Commission. Chairwoman Boissonnault noted that Jackie is a very busy person, very thorough and will be missed in that position.

TOWN ADMINISTRATOR UPDATES

- Mr. Germain said we received a letter from the Town of Milford praising the response of the Wilton Fire Department when they assisted their town.
- We also received an email from Stasia Millet praising the assistance received from the Ambulance Service.
- The Town of Lyndeborough is seeking information on the potential move of the Ambulance Building to the Fire Station and are looking for information or a presentation of that. They do anticipate our coming to their Town Meeting. Chairwoman Boissonnault said because we did not move forward with the move, we did not reduce the budget to reflect the move. Lyndeborough was going to bring this to their residents to gauge their feelings. Director Miller and Allen Peck do intend to go to Lyndeborough's Town Meeting to be available to answer questions. Chairwoman Boissonnault suggested we set up a meeting of presenters. Selectman Williams said he or Selectman Fish could also attend Lyndeborough's Town Meeting; Selectman Williams will attend. We will schedule a meeting for Friday the 4th at 9:00 AM here in the Courtroom to discuss this further.
- Mr. Germain said that we are working on the Town Hall Theatre clean-up and find that we need a flammable storage cabinet and "panic bars" upstairs. Selectman Williams said the crash bar hardware isn't terrible expensive and probably wouldn't need a bid. He suggested we talk to someone at the Library who just had theirs done.
- Mr. Germain attended a meeting of the Library Trustees to discuss the decision to take the water main warrant article off the 2022 Warrant and use the ARPA Funds for it.
- He has attended the last 2 Highway Department Building Committee's meetings and toured 2 facilities; as the Committee explores this further, it will be critical to understand all of these components. The land issue will be the most contentious thing.
- The Community Power Aggregation Committee did vote on the plan to go to the Voters at Town Meeting. The Partners recommended that the Select Board formally vote to adopt it. **Selectman Williams moved that we approve the Community Power Plan as written as a final plan. Selectman Fish seconded. All were in favor; motion passed.**
- Voter's Guide – he is waiting for the Board to submit any details they would like to regarding the operating budget. Chairwoman Boissonnault said that we need to get that out as soon as possible.

SELECT BOARD ITEMS

Selectman Williams said that we've talked about timbering. The Board signs off on the Intent to Cut. Is there a process that you can validate that it's a legitimate cut before it is approved? Selectman Fish explained that the Intent is on the Town's level and is then sent to the DRA. It is basically a form for taxation. Selectman Fish spoke about the Timber Tax Worksheet which allows a logger to reduce the amount of taxation. He would support having a licensed forester such as Patrick Kenney be the Town Forester. Selectman Williams asked Mr. Germain to put together some sort of proposal using someone like Patrick to figure out how we can tighten up the process for Wilton. Selectman Fish said he will work with Mr. Germain on that.

Selectman Williams said the new Town Report is here; we've received an initial run from the printer. An electronic version will be available on the website soon. That's the good news – the bad news is he is concerned about some of the numbers. There are a lot of numbers that don't match. He's looked at the Treasurer's Report, for example, and none of the numbers on the balance sheet match the numbers in Treasurer Garcia's report. He did want to ask about the

Ambulance Revolving Fund's numbers which show a loss of \$425,000. He met with Finance Officer Jeanette Vinton about this and she did not have an explanation.

Selectman Fish said he had a request from Dennis Golding who wanted his son to volunteer at the Recycling Center but he was told that they needed to be at least 18 years old. Selectman Fish didn't recall that this Board had stated that.

Regarding the maintenance of Sand Hill Road, he knows we did change the direction of that to one-way but it has not been maintained. Selectman Fish has brought that up twice and asked for it to be maintained. Selectman Williams said he only recalled making it assessable to the dam. Selectman Fish doesn't see the point of making it a one-way road. What is the point of not maintaining it now that we've made it a recreational area? We have reclassified the road as one way under the basis of fire protection and opened it up for people to use. We should maintain the road going forward. What is the benefit of not maintaining the only legal access? It should be plowed and sanded. Selectman Williams said he would like Brian Adams' opinion; Selectman Fish disagreed. Selectman Williams said Brian is our DPW expert and he would like to hear from him. Chief Nourse weighed in on how the Fire Department would access the dry hydrant if necessary. Selectman Fish asked if it were not worth our while to maintain that road all year round? What's the sense to not make it accessible in the winter? What is the sense of all the things we're doing down there to not maintain it? Ralph Buschmann said he has observed during the summer when the one-way sign went up, it was as if it wasn't there. People went down there constantly against the sign. He was led to believe it would not be there after Columbus Day. During the winter people go down there in their 4-wheel drive trucks and other vehicles, and that's what makes it icy.

Chairwoman Boissonnault said she agrees with Selectman Williams that we need input from Brian Adams but she agrees with Ralph Buschmann that she thought the one-way signs were seasonal.

Chairwoman Boissonnault agreed that the Highway Department Building Committee is doing a good job of communicating. Visiting the other communities was eye opening. They also visited Brookline's Recycling Center where they also have a Still Good Shed, and she looked at some of their policies.

Selectman Williams asked if anyone was taking minutes for the Highway Building Committee and posting them on the website. Chairwoman Boissonnault said minutes are being taken, and they talked about where to post them.

Chairwoman Boissonnault announced that Harry Dailey passed away on Friday the 25th. He was very active on the School Board and the Budget Committee, and well-liked around town. He will be missed.

The Board signed the Payroll and Accounts Payables Manifests and Transfers, and the Minutes of previous meetings. The Select Board approved PA-29's for Lots K-162, M-074, J-038-02X, and J-038X. The Board signed the Deputy Forest Fire Warden Appointment Form and approved Ambulance accounts to be turned over for collections. They reviewed a letter from the Attorney General's office regarding Form NHCT-14. They reviewed correspondence from the NHDOT regarding a Driveway Permit for Lot B-001-03, and from the NHDES regarding an Expedited Minimum Impact Project Permit Application for Lot H-134-01.

At 8:29 PM Chairwoman Boissonnault moved to enter Non-Public Session under RSA 91-A,3,II(I) Legal; Selectman Fish seconded. All were in favor; motion passed.

Chairwoman Boissonnault moved to exit non-public session at 9:07 PM, Selectman Fish seconded. All were in favor; motion passed.

Chairwoman Boissonnault moved to seal the minutes, Selectman Fish seconded. All were in favor; motion passed.

At 9:08 PM Chairwoman Boissonnault moved to enter Non-Public Session under RSA 91-A,3,II(a) Compensation and Hiring; Selectman Fish seconded. All were in favor; motion passed.

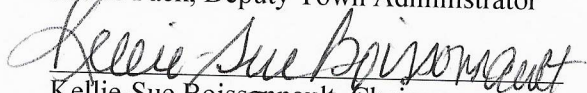
Chairwoman Boissonnault moved to exit Non-Public Session at 9:57 PM, Selectman Fish seconded. All were in favor; motion passed.

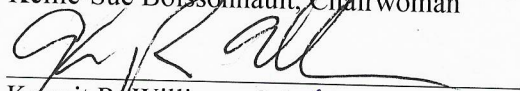
Selectman Williams moved to seal the minutes, Selectman Williams seconded. All were in favor; motion passed.


Chairwoman Boissonnault said that we would review the minutes of previous Non-Public Sessions at our next meeting as it was getting late. Having no further business to discuss, **Chairwoman Boissonnault moved to adjourn; Selectman Fish seconded. The meeting adjourned at 9:58 PM.**

Respectfully Submitted:

Janice Pack, Deputy Town Administrator


Kellie-Sue Boissonnault, Chairwoman


Kermit R. Williams, Selectman


Matthew S. Fish, Selectman